



2014 Analysis of Agricultural Land

What-If Statistic
 Percentage Decrease to Market Area 3 (4-8% Irrigated; 5-30% Dry)

Ratio Study

County	# sales	Median	66.64%	AAD	16.11%	95% Median C.I.:	62.98% to 69.66%
	104	Mean	70.58%	COD	24.17%	95% Mean C.I.:	66.11% to 75.05%
		Wt Mean	67.27%	PRD	104.92%	95% Wt Mean C.I.:	63.00% to 71.54%
Area 1	#Sales	Median	67.48%	AAD	19.31%	95% Median C.I.:	57.27% to 76.15%
	26	Mean	70.99%	COD	28.62%	95% Mean C.I.:	59.98% to 82.00%
		Wt Mean	69.63%	PRD	101.95%	95% Wt Mean C.I.:	60.00% to 79.26%
Area 2	#Sales	Median	69.61%	AAD	17.85%	95% Median C.I.:	63.52% to 83.37%
	34	Mean	77.01%	COD	25.64%	95% Mean C.I.:	68.52% to 85.50%
		Wt Mean	71.74%	PRD	107.35%	95% Wt Mean C.I.:	64.10% to 79.38%
Area 3	#Sales	Median	64.09%	AAD	12.35%	95% Median C.I.:	57.10% to 67.87%
	44	Mean	65.11%	COD	19.27%	95% Mean C.I.:	59.88% to 70.34%
		Wt Mean	60.69%	PRD	107.27%	95% Wt Mean C.I.:	56.12% to 65.57%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	7	72.18%	41	67.26%	4	58.64%
Area 1	0	N/A	7	69.41%	3	51.75%
Area 2	7	72.18%	10	69.14%	0	N/A
Area 3	0	N/A	24	65.53%	1	93.61%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	18	69.84%	56	68.29%	8	55.26%
Area 1	1	70.16%	14	77.19%	5	43.98%
Area 2	15	70.02%	11	69.57%	2	99.94%
Area 3	2	57.75%	31	67.26%	1	93.61%

